



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

August 2, 2021
2108-PUD-23
Exhibit 1

Docket Number: 2108-PUD-23

Project Name: Springmill Trail PUD Mixed Use Amendment

Subject Site Address: East of Ditch Road, West of Casey Road.

Petitioner: Platinum Properties Management Company, LLC

Representative: Nelson & Frankenberger, LLC

Request: An amendment to 10.99 acres+/- of the Springmill Trail Planned Unit Development (PUD) District, modifying the use to include for-sale townhomes

Current Zoning: Springmill Trail PUD ([Ord. 11-19](#))

Current Land Use: Residential / Agriculture

Acreage: 10.99 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Context Map
4. Proposed Ordinance 21-35
5. Concept Plans
6. Character Exhibits
7. Project Narrative
8. Neighborhood Meeting Summary
9. Public Comment

Staff Reviewer: Rachel Riemenschneider, Associate Planner

PETITION HISTORY

The petition was introduced at the July 12, 2021, City Council meeting. The petitioner hosted a virtual neighbor meeting on July 27, 2021. A summary of that meeting has been provided by the petitioner and is included as **Exhibit 8**. The petition will receive a public hearing at the August 2, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located generally East of Ditch Road, West of Casey Road (see **Exhibit 2**).

Underlying Zoning District: The proposed PUD Ordinance defaults to the SFA: Single-Family Attached District.

Permitted Uses: Permitted uses shall be limited to Townhome Dwellings only.

General Regulations: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, the Unified Development Ordinance (the “UDO”), except as modified below:

	Proposed Springmill Trail PUD Amendment		SFA: Single-Family Attached
Minimum Lot Area	No minimum		No minimum
Minimum Lot Frontage	No minimum		No minimum
Maximum Density	The total number of Dwelling Units permitted in the District shall not exceed eighty (80).		Four (4) Dwelling Units per acre
Maximum Dwellings	Six (6) per building		Four (4) per building
Maximum Project Size within District	Eleven (11) acres		Thirty (30) acres
Minimum Building Setback Lines	1. Front Yard 2. Side Yard 3. Rear Yard	10 feet 0 feet 0 feet	1. Front Yard: a. Expressways: 50 feet b. Primary Arterials: 35 feet c. Secondary Arterials: 25 feet d. Collectors, Local and Private streets: 20 feet 2. Buildings with more than one adjacent unit shall stagger the Front Building Setback Line for each unit by at least four (4) feet.
Minimum Distance Between Structures	20 feet		1. Structures with no vinyl exterior siding: 25 feet 2. Structures with any vinyl exterior siding: 30 feet
Project Perimeter Setback			No structure shall be erected above the projected 1:2

		Proximity Slope line from the perimeter of the project.
Maximum Building Height	3 stories	35 feet
Minimum Living Area	1,250 square feet	<p>A minimum of seventy-five percent (75%) of the Dwelling Units within a project shall be 1,500 square feet or greater.</p> <p>1. Single-story: 1,300 square feet</p> <p>2. Story and one-half: 1,600 square feet (lower and main levels)</p> <p>3. Two-story: 1,800 square feet (lower and main levels)</p>

Development Standards: The proposed PUD Ordinance defaults to the applicable development standards of Chapter 6 of the UDO, except for the proposed modifications to the following:

Architectural Standards: The proposed PUD Ordinance includes Character Exhibits (see **Exhibit 6**) that are incorporated, by reference, into the PUD Ordinance. These Character Exhibits are meant to capture the intended architecture of the townhomes that are to be built within the project.

The proposed PUD Ordinance further defines architectural requirements regarding permitted building materials; roof overhangs; dwelling design by façade, including materials, window design and count, offsets, and roof design; and other architectural features.

Landscaping Standards: The UDO Landscape Standards shall apply, with some modifications, to the proposed PUD Ordinance. Landscaping appears on the concept plan (see **Exhibit 5**) and supersedes where there are conflicts between the UDO and the Ordinance. The proposed PUD Ordinance modifies the following: the distance between and placement of street trees; the minimum planting requirements per dwelling unit; and the External Street Frontage requirements.

Design Standards: The proposed PUD Ordinance defaults to the applicable development standards of Chapter 8 of the UDO, except for the proposed modifications to the following:

Open Space: The proposed PUD Ordinance modifies the open space percentage requirement from 35% (in the UDO) to 30% and as shown in the concept plan (**Exhibit 5**).

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies that the Property falls within the Regional Commercial land use area of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Attached dwellings are contemplated as an appropriate use within the Regional Commercial area. The Comprehensive Plan further recommends appropriately scaled transitional uses, such as attached dwellings, between commercial uses and single-family homes.

The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Council Introduction: The petition was introduced at the July 12, 2021, City Council meeting.

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the August 2, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
 2. Current conditions and the character of current structures and uses.
 3. The most desirable use for which the land is adapted.
 4. The conservation of property values throughout the jurisdiction.
 5. Responsible growth and development.
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DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the August 2, 2021, Plan Commission meeting.
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments, and any additional Department comments, prior to the Plan Commission’s further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Rachel Riemenschneider at 463-231-6649 or rriemenschnneider@westfield.in.gov.